



# SUBDIVISION REPORT - CONCEPT/USE ON REVIEW

▶ **FILE #:** 7-SA-18-C **AGENDA ITEM #:** 7  
7-C-18-UR **AGENDA DATE:** 8/8/2019

POSTPONEMENT(S): 7/12/2018

▶ **SUBDIVISION:** KARNS/OAK RIDGE HIGHWAY DEVELOPMENT

▶ **APPLICANT/DEVELOPER:** SMITHBILT LLC

OWNER(S): Primos Land Company, LLC

TAX IDENTIFICATION: 91 02606 [View map on KGIS](#)

JURISDICTION: County Commission District 6

STREET ADDRESS: 7521 Oak Ridge Hwy

▶ **LOCATION:** Southeast side of Oak Ridge Hwy., east of Gray Hendrix Rd.

SECTOR PLAN: Northwest County

GROWTH POLICY PLAN: Planned Growth Area

WATERSHED: Beaver Creek

▶ **APPROXIMATE ACREAGE:** 6.55 acres

▶ **ZONING:** PR (Planned Residential) & CA (General Business)

▶ **EXISTING LAND USE:** Vacant land

▶ **PROPOSED USE:** Detached Residential Subdivision

SURROUNDING LAND USE AND ZONING: North: Public library, residence and vacant land - PC (Planned Commercial) & CA (General Commercial)  
South: Residences and vacant land - RA (Low Density Residential)  
East: Vacant land and residence - CA (General Business) & PR (Planned Residential)  
West: Residences - CA (General Business), A (Agricultural)

▶ **NUMBER OF LOTS:** 31

SURVEYOR/ENGINEER: Southland Engineering

ACCESSIBILITY: Access is via Oak Ridge Hwy., a major arterial street with a three lane street section (32' pavement width) within a required 88' right-of-way.

▶ **SUBDIVISION VARIANCES REQUIRED:**  
1. Reduction of the K-value for the vertical curve in Road A from STA 3+80 to 5+70, from 25.0 to 22.39.  
2. Reduction of the K-value for the vertical curve in Road A from STA 5+70 to 7+30, from 25.0 to 22.92.

## STAFF RECOMMENDATION:

▶ **APPROVE** variances 1 and 2 because the site conditions restrict compliance with the Subdivision Regulations, and the proposed variances will not create a traffic hazard.

**APPROVE** the Concept Plan subject to 12 conditions:

1. Connection to sanitary sewer and meeting any other relevant requirements of the utility provider.
2. Provision of a street name which is consistent with the Uniform Street Naming and Addressing System within Knox County (Ord. 91-1-102).
3. The site's frontage along Oak Ridge Highway shall be graded for a future sidewalk. The intersection grade shall be adjusted so that the pedestrian street crossing will comply with the Americans with Disabilities Act (ADA) standards.
4. Installation of sidewalks as identified on the concept plan. Sidewalks shall meet all applicable requirements of the Americans with Disabilities Act and the Knox County Department of Engineering and Public Works. A bond shall be provided to the Knox County Department of Engineering and Public Works by the developer in an amount sufficient to guarantee the installation of the sidewalks.
5. During the design plan stage of the subdivision, adding a street right-of-way connection from Road A to the remainder of Tax Parcel number 091 02606 to the east at a location to be approved by the Knox County Department of Engineering and Public Works.
6. Reverse the numbering of the lots to start with Lot 1 at the northeast corner of the subdivision and ending with the highest lot number adjoining the future development area.
7. Lot 37 as shown on the concept plan is subject to a 35' peripheral setback. Since this lot adjoins a CA (General Commercial) zoning district, any reduction below 35' requires a variance from the Knox County Board of Zoning Appeals.
8. Adding Lot 7 as shown on the concept plan to the future development area. This lot borders and crosses the PR/CA zoning line and would be subject to meeting the peripheral setback requirement of 35'.
9. Meeting all applicable requirements and obtaining all required permits from the Tennessee Department of Environment and Conservation for any alteration to the blueline stream that is located in the future development area and right-of-way for Road A. Any required buffers shall be identified on the design plan and final plat. The final determination regarding the proposed blueline stream may require a modification of the layout of the subdivision.
10. Meeting all applicable requirements of the Knox County Department of Engineering and Public Works.
11. Prior to certification of the final plat for the subdivision, establishing a property owners association that will be responsible for maintenance of the common area and drainage system.
12. Submitting to Planning staff prior to final plat review by the Planning Commission, the certification of design plan approval form as required by the Knoxville-Knox County Subdivision Regulations.

► **APPROVE the development plan for up to 29 detached dwellings on individual lots and the reduction of the peripheral setback from 35' to 25' along the western boundary line, subject to 1 condition.**

1. Meeting all applicable requirements of the Knox County Zoning Ordinance.

With the conditions noted, this plan meets the requirements for approval in the PR zone of a Concept Plan and a Use-on-Review.

**COMMENTS:**

The applicant is proposing to develop this 6.55 acre tract with 31 detached residential lots and a future development site for additional residential lots. The proposed subdivision will have access to Oak Ridge Hwy., a major arterial street. The Knox County Commission approved the rezoning of this property to PR (Planned Residential) at a density of up to 5 du/ac on December 18, 2017.

The initial application for this subdivision included a future development area and street connection to the remainder of the property to the east that is zoned PR. The revised concept plan is not including that area within the subdivision. Staff is recommending a condition that during the design plan stage of the subdivision, a street right-of-way connection from Road A to the remainder of Tax Parcel number 091 02606 to the east be added at a location to be approved by the Knox County Department of Engineering and Public Works.

Since the site is located within the Parent Responsibility Zone, sidewalks are being provided on one side of the proposed street. Staff is recommending a condition that the site's frontage along Oak Ridge Hwy. be graded for a future sidewalk.

The applicant has requested a reduction of the peripheral setback from 35' to 25' along the western subdivision boundary. The Planning Commission can approve a peripheral setback reduction down to 15' when the subdivision adjoins residential zoning districts. The peripheral setback for lots that adjoin the CA (General Commercial) zoning district cannot be reduced by the Planning Commission and any reduction would require a variance from the Knox County Board of Zoning Appeals.

**EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTY AND THE COMMUNITY AS A WHOLE**

1. The proposed subdivision will have minimal impact on local services since utilities are available to serve this site.
2. The proposed detached residential subdivision at a density of 4.73 du/ac, is consistent in use and density (up to 5 du/ac) with the approved zoning. Other subdivision development in the area has occurred at similar densities.

#### CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOX COUNTY ZONING ORDINANCE

1. The proposed detached residential subdivision meets the standards for development within a PR (Planned Residential) Zone and all other requirements of the Zoning Ordinance.
2. The proposed subdivision is consistent with the general standards for uses permitted on review: The proposed development is consistent with the adopted plans and policies of the General Plan and Sector Plan. The use is in harmony with the general purpose and intent of the Zoning Ordinance. The use is compatible with the character of the neighborhood where it is proposed. The use will not significantly injure the value of adjacent property. The use will not draw additional traffic through residential areas since the development has access to a major arterial street.

#### CONFORMITY OF THE PROPOSAL TO ADOPTED PLANS

1. The Northwest County Sector Plan designates this property for low density residential use with a maximum density of 5 du/ac. At a proposed density of 4.73 du/ac, the proposed subdivision is consistent with the Sector Plan.
2. The site is located within the Planned Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

ESTIMATED TRAFFIC IMPACT: 354 (average daily vehicle trips)

Average Daily Vehicle Trips are computed using national average trip rates reported in the latest edition of "Trip Generation," published by the Institute of Transportation Engineers. Average Daily Vehicle Trips represent the total number of trips that a particular land use can be expected to generate during a 24-hour day (Monday through Friday), with a "trip" counted each time a vehicle enters or exits a proposed development.

ESTIMATED STUDENT YIELD: 13 (public school children, grades K-12)

Schools affected by this proposal: Karns Elementary, Karns Middle, and Karns High.

- Potential new school population is estimated using locally-derived data on public school student yield generated by new housing.
- Students are assigned to schools based on current attendance zones as determined by Knox County Schools. Students may request transfers to different zones, and zone boundaries are subject to change.
- Estimates presume full build-out of the proposed development. Build-out is subject to market forces, and timing varies widely from proposal to proposal.
- Student yields from new development do not reflect a net addition of children in schools. Additions occur incrementally over the build-out period. New students may replace current population that ages through the system or moves from the attendance zone.

Knoxville-Knox County Planning Commission's approval or denial of this concept plan request is final, unless the action is appealed to Knox County Chancery Court. The date of the Knox County Chancery Court hearing will depend on when the appeal application is filed.

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